

**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING MINUTES
APRIL 16, 2007**

Call to Order

Meeting of the Township of Morris Planning Board was called to order on Monday, evening April 16, 2007 at 7:30 P.M. in the Municipal Building, 50 Woodland Avenue, Township of Morris.

Statement of Adequate Notice: The Chairman issued the following statement:

"I hereby announce and state that adequate notice of this meeting was provided by the Secretary of this Planning Board by preparing a notice dated April 12, 2007, specifying the time, date and place of this meeting, posting such notice on the bulletin board in the Municipal Building; filing said notice with the Clerk of the Township of Morris; forwarding the notice to the Morris County Daily Record and the Morris News Bee, and forwarding, by mail, the said notice to all persons on the request list, and I hereby hand a copy of such notice to the Secretary of the Planning Board for inclusion in the minutes of this meeting, all of the above actions being in accordance with N.J.S.A. 10:4-6, et seq., Open Public Meetings Act."

Pledge of Allegiance was led by Mr. Haan, Chairman

Roll Call of Planning Board Members and Professionals

Members Present

Mr. Rick Haan, Chairman
Mr. Laurence Bobbin
Mr. Jeremiah Loughman
Mr. Craig Goss
Mayor Robert Nace
Mr. Leigh Tucker Doxsee
Mr. Anthony Romano
Ms. Linda Murphy, Alternate #1
Mr. Richard Watson
Mr. Jan Wotowicz, Alternate #2

Members Absent

Mr. Franz Vintschger

Professionals Present

Adrian Humbert, Board Planner
Brian Burns, Board Attorney
James Slate, Board Engineer
Sonia Santiago, Secretary

The Oath of Allegiance and Oath of Office was administered by Brian D. Burns, Board Attorney to the following member:

- Jan Wotowicz

Consideration for approval of minutes of the March 5, 2007, March 19, 2007 regular meetings and March 19, 2007 closed meeting.

Mr. Goss moved, seconded by Mr. Romano, unanimously carried the minutes of the March 5, 2007, March 19, 2007 regular meetings and March 19, 2007 closed meeting were approved as circulated and placed on file.

Resolutions

PB-16-06, Atlantic Health System
Block 7003, Lot 16, 475 South Street, OL-40 zone.

Site Plan/Waiver

Applicant proposes to convert approximately 25,000 square feet of the existing office building into a day care center for employees. Applicant also proposes to reconstruct an existing patio area on the north side of the building and a housekeeping pad area on the south side for outdoor play spaces. An additional outdoor play area is also proposed.

Mr. Bobbin moved, seconded by Ms. Murphy, and roll call as indicated that resolution of approval, attached hereto and by reference made part of the official minutes of this meeting, be adopted as circulated, memorializing the action taken by the Planning Board at the March 5, 2007 meeting.

Roll Call (Voting Members):

Mr. Bobbin	YES
Mr. Loughman	YES
Mr. Goss	YES
Mr. Romano	YES
Ms. Murphy	YES
Mr. Haan	YES

PB-16-05, Omnipoint Communications
Block 10104, Lot 2, 268 Martin Luther King Boulevard, I-21 zone.

Site Plan/Variance

Applicant proposes to construct a 100 foot high wireless telecommunications monopole and six flush-mounted antennas with equipment shelter. Applicant also proposes a building coverage of 38.2 percent where 33 percent is permitted.

Mr. Romano moved, seconded by Mr. Loughman, and roll call as indicated that resolution of approval, attached hereto and by reference made part of the official minutes of this meeting, be adopted as circulated, memorializing the action taken by the Planning Board at the March 5, 2007 meeting.

Roll Call (Voting Members):

Mr. Bobbin	YES
Mr. Loughman	YES
Mr. Goss	YES
Mr. Romano	YES
Ms. Murphy	YES

Mr. Haan YES

PB-13-06, Scion of Morristown

Site Plan/Variance

Block 10104, Lot 10, 177 Ridgedale Avenue, I-21 zone

Applicant proposes to use the existing auto parts building and site for a new Scion dealership. Applicant seeks a variance for impervious lot coverage of 97.5% where 75% is allowed. Additional variances are sought for signs, lot width, setbacks and various issues related to parking.

Mr. Bobbin moved, seconded by Mr. Goss, and roll call as indicated that resolution of approval, attached hereto and by reference made part of the official minutes of this meeting, be adopted as amended, memorializing the action taken by the Planning Board at the March 5, 2007 meeting.

Roll Call (Voting Members):

Mr. Bobbin	YES
Mr. Loughman	YES
Mr. Goss	YES
Mr. Romano	YES
Ms. Murphy	YES
Mr. Haan	YES

Public Hearings

PB-01-07, Spring Brook Country Club

Site Plan/Waiver/Variance

Block 5801/2, Lot 1, 9 Spring Brook Road, OS-GU zone.

Applicant proposes to pave a portion of the 18th hole cart path within the minimum required 50 foot buffer area from the golf course property line.

Mr. Jay Delaney, Attorney for the applicant entered his appearance and request the Board that the application of Spring Brook Country Club be adjourned to the next available meeting due to incomplete notice to the neighbors.

The application of Spring Brook Country Club is adjourned to May 7, 2007 at 7:30 pm without further notice.

PB-04-07, Township of Morris

Courtesy Review

Block 8003, Lot 15, 50 Woodland Avenue, OS-GU zone.

Applicant proposes to install a back up generator with enclosure and storage shed.

Proof of publication filed and approved by the Board attorney.

Mr. James Slate, Township Engineer entered his appearance and presented the application to the Board members.

The following exhibits were submitted during testimony.

- A-1 Colored rendering of Site Plan
- A-2 Two color photographs

The meeting was opened to the public; the following persons appeared to be heard.

Caroline McLain	23 Arbor Way
Mary Louise Smith	400 South Street

Summary of Testimony – Mr. James Slate, Township Engineer

Mr. Slate stated that the purpose of adding a backup generator to the municipal building is to allow the building to remain occupied during power outages and to provide a cooling station for residents during the hot summer months. The generator will also allow the critical building systems to function during a power outage such as heating in the winter, alarm systems and emergency lighting. The generator is diesel and the overall size is 5.3 ft. wide x 12.5 ft. long x 8.6 ft. high. This will be enclosed with a board on board 6 foot fence and landscaping will be added for additional buffering. The generator will be tested once a week for approximately half hour during the day. The sound level on this generator is 68 dba at 23 feet. A storage shed will also be placed for storage of lawn mowing equipment and other maintenance equipment. This will replace an existing 8 foot board on board fence enclosure.

Ms. Murphy moved, seconded by Mr. Bobbin and unanimously carried that approval be granted to the application of the Township of Morris thereby permitting the placement of a generator and storage shed.

PB-05-07, Township of Morris

Courtesy Review

Block 7309, Lot 14, Fanok Road (Ginty Pool) & Block 601, Lot 19, Sussex Avenue (Streeter Pool), OS-GU zone.

Applicant proposes to place a storage shed at both of the properties.

Proof of publication filed and approved by the Board attorney.

Mr. James Slate, Township Engineer entered his appearance and presented the application to the Board members.

No exhibits were submitted during testimony.

The meeting was opened to the public; the following person appeared to be heard.

Mary L. Smith	400 South Street
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Summary of Testimony – Mr. James Slate, Township Engineer

Mr. Slate stated that the purpose of this application is to place storage shed at each of the pool sites for storage of maintenance equipment. The storage shed will be placed behind the fence and will be kept locked. These sheds will be placed on a gravel pad.

Mr. Romano moved, seconded by Mr. Doxsee and unanimously carried that approval be granted to the application of the Township of Morris thereby permitting the placement of storage shed at the Ginty and Streeter pool facilities.

PB-21-06, Joseph & Christine Prestifilippo

Major Subdivision/Variance

Block 3703, Lot 6 & 7, 22-24 Indian Head Road, RA-130 zone.

Continuation from the March 19, 2007 public hearing, applicant proposes a preliminary major subdivision with an extension of Indian Head Road to create four (4) new building lots. Applicants also request a lot depth variance for lot 6 and 6.01 to deal with an ordinance ambiguity. In addition the applicant also requested a waiver from the steep slope ordinance to permit the disturbance of 3,777 square feet of slopes in excess of twenty-five (25%) percent.

Ms. Prestifilippo, attorney for the applicants entered her appearance and presented the application to the Board. This application is a continuation from the March 19, 2007 meeting at which time the Board asked the applicant to make an effort to use its reasonable efforts to persue the issue of running a public water line to the subdivision that is being proposed at the end of Indian Head Road. The applicant submitted letter to the neighbors asking for it to be sent back indicating if they were in favor of the watermain extension. The Board attorney advised that it would be hearsay and the Board decided it was not necessary to review. In addition a meeting was also held with the applicant, applicant's Engineer and the Township professionals to review the watermain options. The applicant would rather have the option to install the water tank if the water line does not work out. The applicant is trying to do the public water line when in actuality they don't have the obligation to do so but we are trying to make work. In an effort to keep it moving we would be working with the Town Engineer in the event that our plan fails we would prefer to work at the administrative level rather than have to come back to the Planning Board.

The following professional appeared to be heard.

Mr. Richard Schommer, Professional Engineer

No exhibits were submitted during testimony.

Summary of Testimony – Mr. Richard Schommer, Professional Engineer

Mr. Schommer stated that he had met with the Township professionals to discuss alternatives to provide water service to the property in question. I have also spoken to Southeast MUA. The applicant also has a desire to have water into the property. The discussed option was to provide a water line from Doe Hill Road crossing county property to the existing cul de sac on Indian head Road. The cost is still significant, with a cooperative effort we think it would be feasible to do the work. We have proposed to the MUA that they provide some contribution towards the water main, and then the applicant can see this as a viable option which is good for the neighborhood and for the Township. Our other option will be to place the water tank at the end of the new cul de sac. A lengthy discussion was carried with the applicants engineer and the Board members in regard to the water line and sewer connection for the property.

The meeting was opened to the public; the following persons appeared to be heard.

Christine McKussen	17 Indian Head Road
Mary Ann Fiori	11 Indian Head Road
Ashley Pohley	5 Doe Hill Road
Wolfgang Brait	18 Indian Head Road

Summary of Testimony – Joseph Prestifilippo, Applicant

Mr. Prestifilippo stated that the purpose of the project is to have the family live together and we would like to be as safe as possible. At the TCC meeting we had a discussion of getting two sewer connections to the property. The water tank will cost as much as adding the water line. We would like to do the water line. If we do everything in our part there is certain part that is out of our control. We cannot make the county give us the easement. I would like to have an open mind that if we can't accomplish this water line that the Board has an open mind. In the event we can't accomplish the waterline, I request the Board consider the other alternative so that we can use this property with our family.

Mr. Romano moved, seconded by Mr. Goss that approval is granted to the application of Joseph & Christine Prestifilippo thereby permitting the major subdivision with stipulations and that the Board Attorney be authorized to prepare a formal resolution memorializing action taken by the Board, same to be presented for consideration at the May 7, 2007 meeting of the Board.

Roll Call (Voting Members)

Mr. Bobbin	NO
Mr. Loughman	YES
Mr. Goss	YES
Mr. Nace	YES
Mr. Doxsee	YES
Mr. Romano	YES
Ms. Murphy	YES
Mr. Watson	YES
Mr. Haan	YES

Recess is taken at 9:35 pm
Meeting reconvened at 9:45 pm

PB-27-06, Morristown Beard School
Block 10001, Lot 1, 70 Whippany Road, OS-GU zone.

Site Plan/Waiver

Applicant proposes a site plan waiver to construct an addition to the south wing building of 427 square feet and a new exterior elevator of 48 square feet.

Mr. Martin Newmark, Attorney for the applicant entered his appearance and presented the application to the Board.

The TCC report dated February 16, 2007 was read for the record by Mr. Adrian Humbert, Township Planner.

The SIC report dated March 21, 2007 was read for the record by Mr. Laurence Bobbin, chairman of the committee.

The following professionals appeared to be heard.

Mr. Joseph Lombdell, Architect

The following exhibits were submitted during testimony.

A-1 Colored rendering of site plan

A-2 Colored rendering of floor plan

A-3 Colored photo of North side elevations

A-4 Colored photo of East side elevations

Summary of testimony – Mr. Joseph Lombdell, Architect

Mr. Lombdell reviewed the exhibits submitted with the Board members. The proposed front addition is to the north side of south wing building. On the other side of the building is the proposed elevator. The stair case that is proposed is approximately 10 x12 feet in footprint it goes from the first floor to the second. Currently the building only has one means of egress out of the second floor. The expansion of the east side will be the expansion to the art room. Proposed lighting will be the same kind of fixture as of the existing lighting fixture. Additional landscaping will be added to buffer the new addition. The proposed renovation is to keep the design features that are already in existence and also somewhat match the existent Grant Hall which is at the senior circle. We will match the existing façade that is already there. The proposed elevator will be hydraulic and the existing sprinkler system connection will be relocated.

The meeting was opened to the public; no one appeared to be heard.

Mr. Bobbin moved, seconded by Mr. Goss that approval is granted to the application of Morristown Beard School thereby permitting the construction of an addition to the South wing building and elevator and that the Board Attorney be authorized to prepare a formal resolution memorializing action taken by the Board, same to be presented for consideration at the May 7, 2007 meeting of the Board.

Roll Call (Voting Members)

Mr. Bobbin	YES
Mr. Loughman	YES
Mr. Goss	YES
Mr. Nace	YES
Mr. Doxsee	YES
Mr. Romano	YES
Ms. Murphy	YES
Mr. Watson	YES
Mr. Haan	YES

Other Matters

Discussion on the Re-examination report – Mr. Slate shared with the Board that at our last meeting we wanted to open up some discussion with the Board on what topics we should be including and what topics we wanted to discuss. Mr. Humbert provided the Board with an out line report to guide them in terms of topics that are listed in the statute that we must look at in respect to the report. We should use this as a guide for inputs into the re-examination report. A lengthy discussion was carried in regard to the gathering of information for the re-examination report.

With no further business for consideration by the Township of Morris Planning Board, on motion duly made, seconded and carried, the meeting was adjourned at 10:35 pm.

Respectfully submitted,

Sonia Santiago, Secretary
Township of Morris Planning Board